

City of Coral Gables  
Planning and Zoning Board Meeting Minutes  
Wednesday, November 14, 2001  
City Commission Chambers

**Members**

J F M A M J J A S O N D

**Appointed By:**

Tony Goitia	P	E	P	E	x	P
Jorge Hernandez	P	E	P	E	x	E
Manny Kadre	P	P	P	E	x	P
Randy Liebler	P	P	P	P	x	P
Cristina Moreno	*	P	P	P	x	P
Felix Pardo	P	P	P	P	x	P
Michael Steffans	*	P	P	P	x	P

Commissioner Chip Withers  
Commissioner Maria Anderson  
City Manager  
Vice-Mayor Bill Kerdyk, Jr.  
Planning & Zoning Board  
Mayor Donald D. Slesnick  
Commissioner Ralph Cabrera

E = Excused Absence  
P = Present  
x = No meeting  
\*= Not appointed

**City Staff:**

**Consultants:**

Eric Riel, Jr., Planning Director  
Walter Carlson, Assistant Planning Director  
Kimberly Groome, Recording Secretary  
Dennis Smith, Assistant Building and Zoning Director  
Elizabeth Hernandez, City Attorney

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Chairperson Pardo called the meeting to order at 6:07 p.m.

The roll was called. Mr. Hernandez was not in attendance and was excused. Ms. Moreno and Mr. Steffans were not present for Roll Call.

Mr. Pardo informs that they have a quorum.

Vice Mayor Anderson announces to the Board that there are two more Pre Charrette meetings. The first meeting had a very good turn out and they are expecting the same for the final two meetings. She invites the members of the Board to attend one of the final Pre Charrette meetings.

Ms. Moreno arrives.

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**PLANNING AND ZONING BOARD MEETING MINUTES:** Approval of Minutes of the Planning and Zoning Board meeting held on September 12, 2001.

**ACTION BY THE PLANNING AND ZONING BOARD:** A Motion was made by Mr. Kadre and seconded by Mr. Goitia that the minutes of the Planning and Zoning Board meeting of September 12, 2001 be approved.

**PLANNING AND ZONING BOARD MEMBERS CONCURRING:**

(Continued)

Mr. Goitia, Mr. Kadre, Mr. Liebler, Ms. Moreno, Mr. Steffans and Mr. Pardo.

Mr. Smith continues. The third item comes from the Board of Adjustment. This amendment is providing for davits, boat lifts or floating boat lifts on property with over 100 feet of water front. Again, the Board didn't want to legislate by granting variances and wanted to see it done as a text amendment. Gables Estates already has this amendment because their lots are over one acre and they have 100 feet of water front. What often happens is that people have davits for their boat and then they want a single davit or a smaller davit for a jet ski or a double set of davits for a much smaller boat, or they will have a boat lift for a larger boat and they want a set of davits for a smaller boat on 100 feet of water. There is no problem with DERM or any of the environmental agencies that get involved with this type of issue. There will still be requirements in place for open navigatable waterway and the setback requirements will still have to be met. They are recommending approval of this amendment.

Mr. Pardo clarifies that this would be in keeping with Gables Estates residents.

Mr. Smith agrees.

**Action By the Planning and Zoning Board:** A Motion was made by Ms. Moreno and seconded by Mr. Goitia to approve the amendment.

**Planning and Zoning Board Members Concurring:**

Mr. Goitia, Mr. Kadre, Mr. Liebler, Ms. Moreno, Mr. Steffans and Mr. Pardo.

Mr. Smith continues. Item 4 is on carports and garage sizes. There is a correction under paragraph M; strike "free standing" in the phrase "the minimum size required for a free standing carport." It should read, "The minimum size required for a carport shall be 12 feet wide by 22 feet long inside dimensions." Currently, the Code has them as 12 feet wide by 19 feet and they want them 12 by 22 so when people build a carport and want to enclose it as a garage they can do that. For a two-car carport it will be 22 feet wide by 22 feet long. You don't want some one making a carport that is 18 by 22 and trying to enclose it as a two-car garage. They wouldn't be able to do it. If you make it too small, then they won't be able to get the cars in there. They should know that 22 by 22 with door swings is the appropriate size for a two-car garage. They have standards for one-car garages and two-car garages. There is no standard for a three-car garage. They get them every now and then and usually make them 22 by 33. The larger you get on the width, the more efficient you can be for your door swings.

Ms. Moreno asks what happens if she built a one-car carport and makes it 22 by 18 and then wants to put two cars in it. Would the City tell her that she can't do it?

Mr. Smith explains that she couldn't call it a two-car garage. This is the minimum size required.

Ms. Moreno states that you can build a bigger one and use it as a one-car garage and then sell it to someone who parks two small cars in it and uses it as a two-car garage. Will the City cite that person? Will they be in violation of the Code?

Mr. Smith states that it is much more difficult to get two cars in that space. Typically, when someone has a garage they have other things in there as well. If you go to 18 and have other things in there, you aren't